

ORDINANCE NO. 886

AN ORDINANCE ESTABLISHING REQUIREMENTS FOR ON-SITE FIRE PROTECTION FACILITIES PRIOR TO ~~ISSUANCE~~ ;
OF BUILDING PERMITS.

The City Council of the City of Lodi does ordain as follows:

Section 1. There is hereby added to the Lodi City Code, 1959 in Chapter 5 a new Article to be numbered Article VI and entitled "On-Site Fire Protection Requirements for New Constructioq," to read as follows:

Section 5-30.1 Definitions. The following words and phrases, whenever used in this chapter, shall be construed as defined in this section" .

(a) "Adequate water supply" shall mean the available flow of water which the fire chief determines is, or reasonably may be necessary, to protect any building or structure on the land to be developed against fire. (See Section 5-30.5 and 5-30.6).

(b) "To develop" land shall mean to make any improvements or do any work upon such land which would require the issuance of a building permit under the building code.

(c) "Facilities" shall mean such water mains, fire hydrants and appurtenances thereto as are necessary for fire protection.

(d) "Fire Chief" shall mean the fire chief of the city of Lodi or any other official in the fire department duly appointed by him to administer the provisions of this division.

(e) "Judgment" shall mean the judgment of the fire chief or his appointee as provided herein, based upon sound fire prevention and engineering principles, which judgment shall be conclusive.

(f) "Land" shall mean any lot, parcel acreage or building site, or any other land or portion thereof embraced within a common plan of

développement whether improved or umimproved.

(g) "Reasonable working distance" shall mean the distance from the available water supply and shall be deemed not to exceed three hundred feet, except where in the judgment of the fire chief the application of such rule under the circumstances would be harsh or impracticable.

Section 5-30. 2. Facilities required. When any land is proposed to be developed in such a manner that all or a substantial part of any building or structure thereon will be in excess of the reasonable working distance from an adequate water supply for fire protection facilities upon the land as shall be determined necessary under this chapter.

The fire chief may prescribe that the development include the installation of such on-site fire protection facilities as in his judgment are necessary to provide an adequate water supply on the land to be developed. The installation shall be at the expense of the owner or developer.

All facilities required to be installed hereunder shall be approved by and meet the specification of the fire chief as to location, size and type of materials and manner of installation.

Construction shall be carried out under the inspection of the department of public works. All inspection costs shall be paid by the owner or developer.

This section shall not apply to "I" and "J" occupancies as classified by the building code.

Section 5-30. 3. Certain plans reviewable by fire chief. Every application for a building permit and its accompanying plans shall be reviewed by the division of building inspection to determine whether any of the following facts exist:

(1) The proposed development will consist of one or more buildings, or additions thereto, whose total floor area, including that of any existing buildings, will exceed twenty-five thousand square feet.

(2) The proposed development will consist of one or more buildings, or additions thereto, any one of which exceeds either two stories or thirty feet in height.

(3) The proposed development will consist of one or more buildings, or additions thereto, wherein any part of any building is situated more than two hundred feet from the public street to which such building has its principal access, measured along the route of such access.

(4) The proposed development is such that there is reasonable cause to believe that all or a substantial part of any building or structure thereon will be or become in excess of the reasonable working distance from an adequate supply of water for protection as defined herein.

If any such fact exists, the division of building inspection shall submit the plans for the proposed development to the fire chief for his review.

Section 5-30.4. Review by fire chief. When any plans are submitted under Section 5-30.3, the fire chief shall review the same and determine whether any building or structure on the land to be developed is *or* will by virtue of said development become in excess of the reasonable working distance from an adequate water supply. If upon such review it is determined either that the fire protection facilities mentioned in this division are not required or that they are adequately provided for in the plans, the fire chief shall endorse his approval thereon. If adequate provision for such facilities is not made the fire chief shall either disapprove said plans and indicate to the division of building inspection in writing wherein they are

deficient (in which case any revised plans shall be resubmitted to the fire chief) or approve the plans subject to conditions.

Section 5-30.5. Adequate water supply. The following table shall serve as a guide to determine the flow required to furnish an adequate water supply to individual buildings:

TABLE
FLOW REQUIRED, IN GALLONS PER MINUTE

| Item | Formula | Not to Exceed | Gallons/min. Required |
|--|--|---------------|-----------------------|
| 1 Ground Area of Building in square feet (a) | 1000 plus $A/10$ | 5000 | Add _____ |
| 2 Height in number of stories | $500 \times (H-1)$ | 3000 | Add _____ |
| 3 Exposure to and from the building (Spreading or conflagration factor) | judgment | 2000 | Add _____ |
| TOTAL _____ | | | |
| 4 Credit for fireproof or semi-fireproof construction. | Not in excess of $1/3$ of the sum of 1 plus 2 plus 3 | | Less _____ |
| BALANCE _____ | | | |
| 5 Credit for non-hazardous contents. | Not in excess of $1/4$ of the sum of 1 plus 2 plus 3 | | Less _____ |
| BALANCE _____ | | | |
| 6 Credit for automatic sprinklers and other protective equipment | Judgment | 3000 | Less _____ |
| 7 In no case shall the quantity be less than the number of fire engines responding on first alarm times 500. | | | |
| TOTAL- _____ | | | |

Residual pressure. The required quantity of water shall be available with provision for a residual pressure in the mains, taking into account ground

elevation, of not less than twenty pounds, except where the building is equipped with automatic sprinklers dependent upon the distribution mains for supply, in which case the required fire flow shall be available, at a residual pressure which will correspond to fifteen pounds on the top line of the sprinklers,

Section 5 - 30.6. Availability of supply. City hydrants shall be taken into account in determining whether an adequate water supply exists with reference to a given building. Other water sources may be counted as contributing to said supply if, in the judgment of the fire chief, said source is dependable, readily accessible, adaptable to use by city equipment, and within reasonable working distance of the building or portions thereof, to be served by the source. No source on private land adjoining the land to be developed shall be considered to be readily accessible unless there shall be obtained the irrevocable and unobstructed right to use the same upon such terms as may be approved by the fire chief.

Section 5-30.7. Access for firefighting equipment. Whenever any hydrant or other appurtenance for use by the fire department is required to be installed under the provisions of this chapter, there shall be included in the development plans and delineated thereon, adequate provision for access to and from every such hydrant and appurtenance by city firefighting equipment. The access shall be in the form of an improved, permanently maintained roadway or of an open paved area, or of any combination thereof designed, constructed and at all times maintained in such a manner that there shall be an access way kept clear and unobstructed and having sufficient width and height clearance to permit ingress and egress by city firefighting equipment.

Section 5-30.8. Final inspection. No final inspection under the building code as to all or any portion of the development shall be deemed

completed and no certificate of occupancy or temporary Certificate of occupancy shall be issued unless and until the installation of the prescribed facilities and access ways has been completed and the final approval thereof of the fire chief and department of public works given as provided herein, and all inspection costs paid. Such final inspection shall be conducted solely to implement the enforcement of the provisions of this chapter and shall in no manner be deemed an assurance on the part of the city that said facilities are, or will continue to be, in good working order.

Section 5-30. 9. Maintenance of facilities. All on-site fire protection facilities, whether installed before or after the effective date of this chapter shall at all times be maintained as installed, free of leaks and in good working order by the owner or lessee thereof. To this end the fire chief is hereby empowered in his discretion to conduct periodic tests and inspections of the facilities.

Section 5-30. 10. Alteration or modification of facilities. On-site fire protection facilities, ~~whether~~ installed before or after the effective date of this chapter, may be altered or repaired with the written consent of the fire chief, provided that such alterations or repairs shall be carried out in conformity with the provisions of Section 5-30. 2.

Section 5-30. 11, Access to facilities to be kept open. Whenever any on-site fire protection facilities or accessways have been installed, as provided in this chapter, either pursuant hereto or prior to the effective date hereof, the following provisions shall be applicable:

a. Hydrants - - Obstructions, etc. Uniform fire code Section 13. 23 of Division I, shall be applicable thereto.

b. Hydrants -- Parking Prohibited. With respect to hydrants located along private accessways where curbs exist,, said curbs shall be

painted red or otherwise appropriately marked by the owner, lessee or other person in charge of the premises to prohibit parking for a distance of fifteen feet in either direction from any such hydrant. In such cases where curbs do not exist, there shall be appropriate markings painted on the pavement, or signs erected, or both, giving notice that parking is prohibited for a distance of fifteen feet away from any such hydrant. When such areas are signed or marked as provided herein, no person shall park or leave standing a vehicle within fifteen feet of any such fire hydrant. Section 1.7 of the Lodi City Code, 1959, shall be applicable to prosecutions under this section.

c. Access -- Obstructions Prohibited. No owner or lessee of the land or proprietor, partner, officer, director, manager or agent of any business or other activity carried on upon the land shall, after receiving notice thereof, permit or otherwise allow, and no person shall cause any activity, practice, or condition to occur or exist or continue to exist upon said land which shall lessen, obstruct or impair the access required to be maintained under Section 5-30.7.

d. Access - - Parking May Be Prohibited. If in the judgment of the fire chief it is necessary to prohibit vehicular parking along private accessways in order to keep them clear and unobstructed, he may require the owner, lessee or other person in charge of the premises to paint the curbs red or install signs or give other appropriate notice to the effect that parking is prohibited by the fire department. It shall thereafter be unlawful for such owner, lessee or other person in charge to fail to install and maintain in good condition the form of notice so prescribed. When such areas are marked or signed as provided herein, no person shall park or leave standing a vehicle adjacent to any such curb marking

or contrary to such sign. Section 1.7 of the Lodi City Code, 1959, shall be applicable to prosecutions under this section.

Section 2. This ordinance shall be published one time in the Lodi News Sentinel, a newspaper of general circulation printed and published in the City of Lodi, and shall be in force and take effect thirty days after its passage.

Approved this 19th day of February, 1969.



ROBERT HUNNELL, Mayor



Attest: BESSIE L. BENNETT

City Clerk

State of California,

County of San Joaquin, ss.


I, Bessie L. Bennett, City Clerk of the City of Lodi and ex officio Clerk of the City Council of said city, do hereby certify that Ordinance No. 886 was introduced at a regular meeting of the City Council held February 5, 1969, and was thereafter passed, adopted and ordered to print at a regular meeting held February 19, 1969, by the following vote:

Ayes: Councilmen - Brown, Culbertson, Kirsten, Schaffer
and Hunnell

Noes: Councilmen - None

Absent: Councilmen - None

I further certify that Ordinance No. 886 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.



City Clerk

